LOT 48
IN OR 1076/367
J P PAGE SUB PB 3/20

PRICE KATHRYNE SHEARER-
45088 ANNIE LAURA STREET
CALLAHAN, FL 32011

2025

51-2N-25-4170-0048-0000

BUILDING CHARACTERISTICS

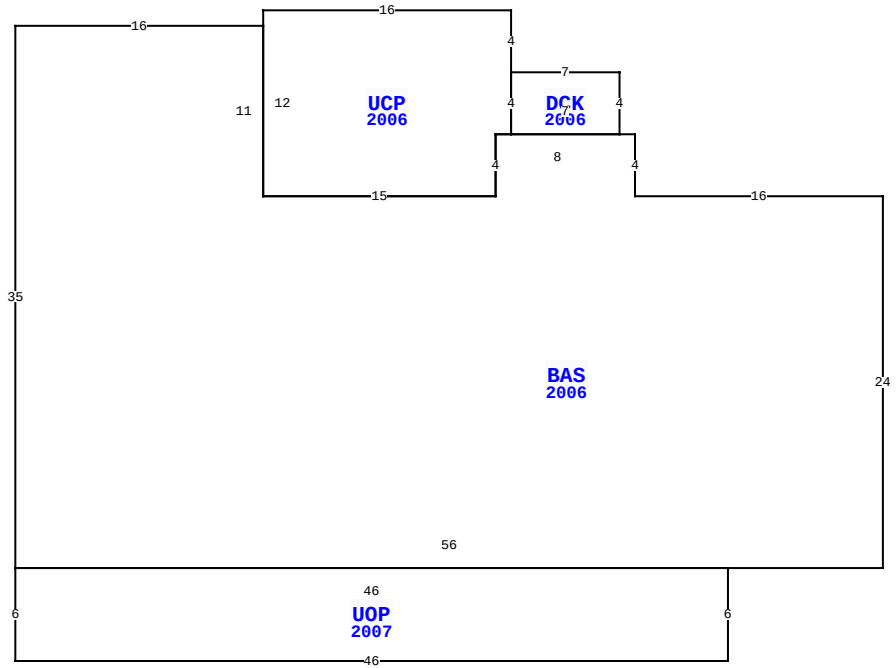
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	2006	1,556	23,055
DCK	28	15	2006	4	59
UCP	188	20	2006	38	563
UOP	276	25	2007	69	1,022
TOTALS	2,048			1,667	24,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,667	61.7400	49.39	82,333	1964	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1556 HX Base Yr 2010



45088 ANNIE LAURA ST, CALLAHAN

BLD DATE	05/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		24,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		35,700
SOH/AGL Deduction		16,236
ASSESSED VALUE		19,464
TOTAL EXEMPTION VALUE	HX HB	19,464
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		35,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/0367	8/21/2002	QC	U	V	07	100
GRANTOR: SHEARER FRANK R JR						
GRANTEE: SHEARER-PRICE KATHR						
1010/0277	10/01/2001	QC	Q	V	01	2,500
GRANTOR: SHEARER FRANK R						
GRANTEE: SHEARER-PRICE KATHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 N4 W1 DCK=[YR=2006] N4 W7 UCP=[YR=2006] N4 W16 S12 E15 N4 E1 N4$ S4 E7$ W8 S4 W15 N11 W16 S35 UOP=[YR=2007] S6 E46 N6 W46 $ E56 N24$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS